

**3 Millside Close, Kingsthorpe, Northampton, NN2 7TR**  
**£260,000 Freehold**

A great example of a beautifully presented three bedroom semi detached property situated within the cul-de-sac location of Millside Close, benefitting from modernisation throughout, off road parking and garage. The ground floor accommodation comprises entrance hall, refitted cloakroom, refitted kitchen and lounge dining room leading onto the garden. To the first floor there are three bedrooms and a refitted bathroom. To the rear there is a well maintained garden with lawn area, patio and established borders. To the front there is a driveway leading to a single garage. Call 01604 722917 to arrange a viewing. EPC Rating D. Council Tax Band C.

**Three Bedroom Semi detached | Refitted Cloakroom | Refitted Kitchen | Refitted Bathroom | Driveway & Garage | Cul-De-Sac Location**

modern marketing · traditional values

## ENTRANCE HALL

Entrance via uPVC double glazed front door.  
Radiator. Thermostat control. Laminate flooring.

## KITCHEN 2.41m x 2.54m (7'11 x 8'4)

uPVC double glazed window to front elevation.  
Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel one and a half bowl sink and drainer unit. Built in oven, hob and extractor hood. Space for washing machine and fridge / freezer. Wall mounted boiler. Tiled floor.

## CLOAKROOM

uPVC double glazed window to front elevation.  
Radiator. Suite comprising WC and vanity wash hand basin. Tiled floor.

## LOUNGE / DINING ROOM 4.62m x 4.55m (15'2 x 14'11)

uPVC double glazed windows and French doors to rear elevation. Radiator. Coving. Dado rail. Built in cupboard. Laminate flooring.

## FIRST FLOOR LANDING

Radiator. Airing cupboard. Access to loft space.  
Dado rail. Coving.

## BEDROOM ONE 2.82m x 2.57m (9'3 x 8'5)

uPVC double glazed window to front elevation.  
Radiator. Fitted wardrobe. Coving.

## BEDROOM TWO 3.51m x 2.57m (11'6 x 8'5)

uPVC double glazed window to rear elevation.  
Radiator. Coving.

## BEDROOM THREE 2.44m x 1.88m (8'0 x 6'2)

uPVC double glazed window to rear elevation.  
Radiator. Coving.

## BATHROOM 1.93m x 1.85m (6'4 x 6'1)

uPVC double glazed window to front elevation.  
Towel radiator. Suite comprising bath / shower, WC and vanity sink unit. Tiled splash backs.

## OUTSIDE

### FRONT GARDEN

Garden area with various shrubs and plants.  
Driveway leading to garage.

### GARAGE 5.41m x 2.90m (17'9 x 9'6)

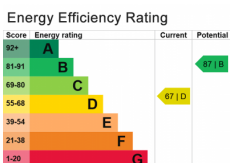
Power and light connected.

### REAR GARDEN

Patio area. Lawn area with shrubs and plants.  
Enclosed by fencing.

## DRAFT DETAILS

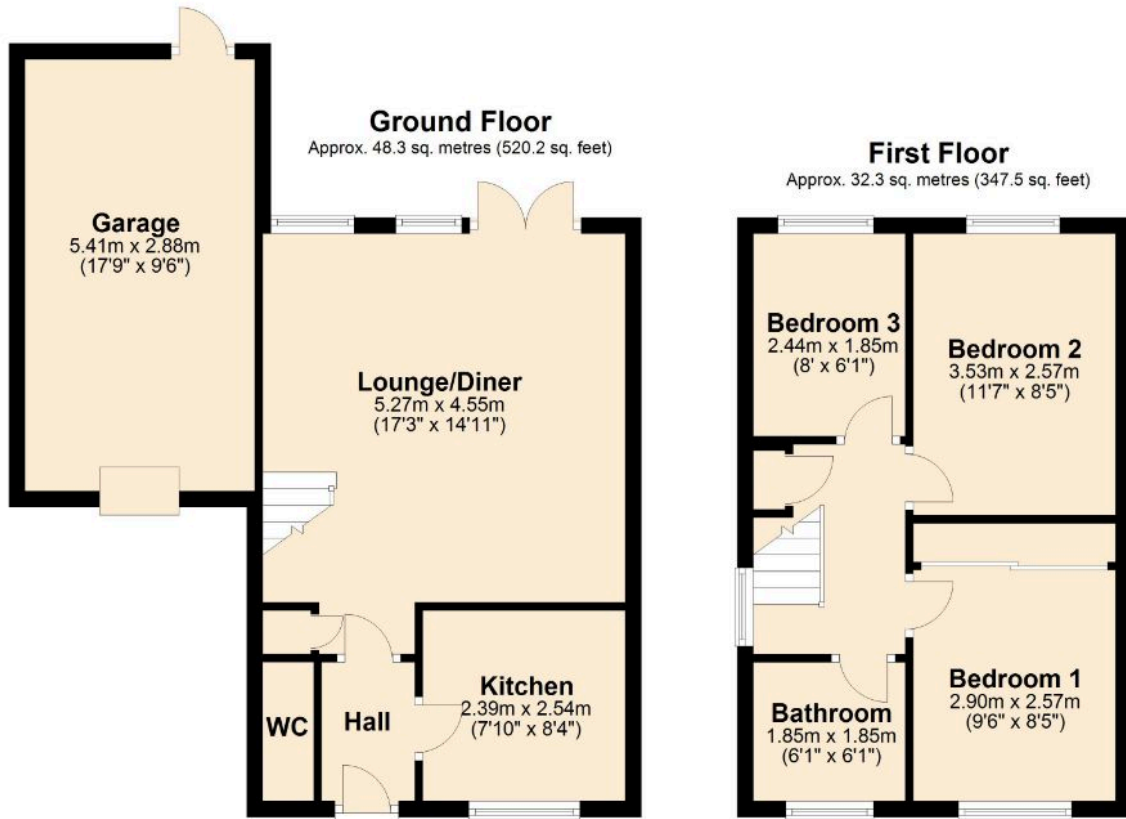
At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



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Total area: approx. 80.6 sq. metres (867.7 sq. feet)



## LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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